

# 03-31-88 THURSDAY, MARCH 31, 1988

## STATEMENT OF PROCEEDINGS

FOR THE MEETING OF THE BOARD OF SUPERVISORS

OF THE COUNTY OF LOS ANGELES

HELD IN ROOM 381B OF THE HALL OF ADMINISTRATION

500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

9:30 O'CLOCK A.M.

**Present:** Supervisors Peter F. Schabarum, Edmund D. Edelman,  
Michael D. Antonovich and Deane Dana, Chairman

**Absent:** Supervisor Kenneth Hahn

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## 03-31-88.1 HEARINGS

### 4-VOTE

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#### 03-31-88.1.1 4 1.

Hearing on approval of proposed ground lease for development of the Rancho Los Amigos Medical Center site for commercial use, Downey (1). APPROVE AND CERTIFY COMPLETION OF NEGATIVE DECLARATION; ADOPT ORDINANCE NO. 88-0045 AUTHORIZING LEASE; APPROVE AGREEMENT TO ENTER INTO GROUND LEASE AND ESCROW INSTRUCTIONS WITH LINCOLN PROPERTY COMPANY FOR THE DEVELOPMENT OF THE

RANCHO BUSINESS CENTER; AND INSTRUCT THE CHAIRMAN TO SIGN THE LEASE AND ESCROW INSTRUCTIONS UPON EXECUTION BY LINCOLN PROPERTY COMPANY OR THE EFFECTIVE DATE OF THE ORDINANCE

3-VOTE

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**03-31-88.1.2 6 2.**

Hearing on establishment of Community Facilities District No. 2, Rowland Heights area (1). ADOPT RESOLUTION OF FORMATION CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2 AND CALLING AN ELECTION ON LEVY OF SPECIAL TAXES AND INCURRING BONDED INDEBTNESS

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**03-31-88.1.3 7 3.**

Hearing on proposed change of zone for 1.6 acres located on the westerly side of Sunol Dr., approximately 500 ft. north of East First St., from R-2 to R-4-DP and an amendment to the Land Use Policy map of the East Los Angeles Community Plan from Low-Medium Density Residential to Medium Density Residential, East Los Angeles Zoned District, Local Plan Amendment and Zone Change Case No. 86-538-(3), petitioned by Community Development Commission. ADOPT CHANGE OF ZONE AND ADOPT RESOLUTION APPROVING PLAN AMENDMENT; INSTRUCT COUNTY COUNSEL TO PREPARE ORDINANCE AMENDMENT

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**03-31-88.1.4 2 4.**

Hearing on appeal of Garden Park Development, from Regional Planning Commission's recommendation for No Change of Zone (requested change from R-1-1 to C-2-DP), Malibu Zoned District, Case No. 85-043-(4). CONTINUE TO 4-14-88 AT 9:30 O'CLOCK A.M. (Relates to Agenda No. 5)

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**03-31-88.1.5 3 5.**

De novo hearing on a conditional use permit to allow a commercial development on property located adjacent to and easterly of South Kanan Dume Rd., 700 ft. northerly of Pacific Coast Hwy., Malibu Zoned District,

Conditional Use Permit Case No. 85-128-(4), applied for by Rosalind Nelson for Garden Park Development. (Appeal from Regional Planning Commission's denial) CONTINUE TO 4-14-88 AT 9:30 O'CLOCK A.M. (Relates to Agenda No. 4)

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**03-31-88.1.6 8 6.**

De novo hearing on a conditional use permit to allow construction of a restaurant, retail shops, and offices, on property located at the southwest corner of Rosemead Blvd., and Emperor Ave., South Santa Anita-Temple Zoned District, Conditional Use Permit Case No. 86-297-(5), applied for by Pedro Rosado. (Appeal from Regional Planning Commission's denial) DECLARE INTENT TO DENY AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS (Relates to Agenda No. 7)

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**03-31-88.1.7 9 7.**

Hearing on appeal of Pedro Rosado, from Regional Planning Commission's recommendation for No Change of Zone (requested change from R-3 to C-2-DP), South Santa Anita-Temple City Zoned District, Case No. 86-297-(5). SUSTAIN REGIONAL PLANNING COMMISSION'S RECOMMENDATION FOR NO CHANGE OF ZONE (Relates to Agenda No. 6)

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**03-31-88.1.8 10 8.**

De novo hearing on a conditional use permit to convert an existing residence into a church and a private school located at 2232 S. California Ave., Duarte Zoned District, Conditional Use Permit Case No. 87-165-(1), applied for by Church Contribution Trust. (Appeal from Regional Planning Commission's denial) CONTINUE TO 5-26-88 AT 9:30 O'CLOCK A.M.

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**03-31-88.1.9 11 9.**

Hearing on proposed change of zone for 49.3 acres located 800 ft. southerly of the intersection of Avenue Scott and Anza Dr., from A-2-5 to M-1-1/2 and an amendment to the Land Use Policy Map of the Santa Clarita Valley Areawide General Plan, from W/S (19) and N-1 to M, Newhall Zoned District, Local Plan Amendment and Zone Case No. 86-317-(5), petitioned by Valencia Company. ADOPT CHANGE OF ZONE AND ADOPT ORDINANCE NO. 88-0046Z

**03-31-88.1.10 12 10.**

De novo hearing on a conditional use permit to develop 300 residential apartment units located on the westerly side of the proposed extension of McBean Pkwy., Newhall Zoned District, Conditional Use Permit Case No. 86-151-(5), applied for by Dale Poe Development Corporation. (Appeal from Regional Planning Commission's approval) DECLARE INTENT TO APPROVE AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS (Supervisor Edelman voted no on this action); ALSO REQUEST THE GOVERNOR, THE STATE LEGISLATURE AND THE STATE SUPERINTENDENT OF PUBLIC INSTRUCTION TO ADDRESS THE ISSUE OF SCHOOL FINANCING AND TO DEVOTE TIME AND ATTENTION TO INSURING MECHANISMS ARE IN PLACE TO ADEQUATELY ADDRESS THE NEEDS OF THE STUDENTS IN CALIFORNIA

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**03-31-88.1.11 12 11.**

De novo hearing on a conditional use permit to develop a 75-lot residential subdivision located west of the Golden State Fwy. and north of Pico Canyon Rd., Newhall Zoned District, Conditional Use Permit Case No. 86-178-(5), applied for by Dale Poe Development Corporation. (Appeal from Regional Planning Commission's approval) DECLARE INTENT TO APPROVE AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS (Supervisor Edelman voted no on this action) (Relates to Agenda No. 12)

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**03-31-88.1.12 12 12.**

Hearing on Tentative Tract Map No. 44340-(5), Newhall Zoned District, applied for by Engineering Service Corporation. (Appeal from Regional Planning Commission's approval) DECLARE INTENT TO APPROVE AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS (Supervisor Edelman voted no on this action) (Relates to Agenda No. 11)

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**03-31-88.1.13 5 13.**

Hearing on Tentative Parcel Map No. 18970-(5), Littlerock Zoned District, applied for by Gunther Redmann. (Appeal from Regional Planning Commission's findings of approval) CONTINUE TO 4-28-88 AT 9:30 O'CLOCK A.M.

**03-31-88.1.14 12 14.**

De novo hearing on a conditional use permit to develop an 83-lot residential subdivision located west of the Golden State Fwy. and north of Pico Canyon Rd., Newhall Zoned District, Conditional Use Permit Case No. 86-179-(5), applied for by Dale Poe Development Corporation. (Appeal from Regional Planning Commission's approval) DECLARE INTENT TO APPROVE AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS (Supervisor Edelman voted no on this action) (Relates to Agenda No. 15)

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**03-31-88.1.15 12 15.**

Hearing on Tentative Tract Map No. 44353-(5), Newhall Zoned District, applied for by Engineering Service Corporation. (Appeal from Regional Planning Commission's approval) DECLARE INTENT TO APPROVE AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS (Supervisor Edelman voted no on this action) (Relates to Agenda No. 14)

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**03-31-88.1.16 12 16.**

De novo hearing on a conditional use permit to develop 296 apartment units as low and moderate housing located west of the Golden State Fwy. and north of Pico Canyon Rd., Newhall Zoned District, Conditional Use Permit Case No. 86-086-(5), applied for by Dale Poe Development Corporation. (Appeal from Regional Planning Commission's approval) DECLARE INTENT TO APPROVE AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS (Supervisor Edelman voted no on this action) (Relates to Agenda No. 17) action)

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**03-31-88.1.17 12 17.**

Hearing on Tentative Tract Map No. 44339-(5), Newhall Zoned District, applied for by Engineering Service Corporation. (Appeal from Regional Planning Commission's approval) DECLARE INTENT TO APPROVE AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS (Supervisor Edelman voted no on this action) (Relates to Agenda No. 16)

STATEMENT OF PROCEEDINGS FOR MEETING OF THE

COMMUNITY DEVELOPMENT COMMISSION

OF THE COUNTY OF LOS ANGELES

THURSDAY, MARCH 31, 1988

9:30 O'CLOCK A.M.

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**03-31-88.1.18 2-D 1-D.**

Hearing on proposed sale of one parcel of residential property located at 309 N. Arizona Ave., within the Maravilla Community Redevelopment Project (3), in amount of \$85,000, to Oscar Henriquez and Anna Maria Ramos de Henriquez. APPROVE SALE; INSTRUCT EXECUTIVE DIRECTOR TO SIGN NECESSARY DOCUMENTS

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**03-31-88.1.19 13**

On motion of Supervisor Antonovich, seconded by Supervisor Edelman, unanimously carried (Supervisor Schabarum and Hahn being absent), the meeting was adjourned in memory of Ramon Casillas.

Meeting adjourned (Following Board Order No. 13).  
Next meeting of the Board: Tuesday morning, April 5, 1988  
at 9:30 o'clock a.m.

The foregoing is a fair statement of the proceedings of the meeting held March 31, 1988, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

LARRY J.

Executive

of the Board of

MONTEILH

Officer-Clerk

Supervisors

By

CARMEN CALHOUN  
Head Board

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Clerk

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